

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Owner 1:	DENISCO HEATHER				
Owner 2:					
Owner 3:					
Street 1:	85 SUNNYSIDE AVE				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	HATFIELD INEZ -		
Owner 2:	-		
Street 1:	85 SUNNYSIDE AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 2,995 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 938 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 Half Bath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2995		Sq. Ft.	Site		0	64.	1.70	3									326,305						326,300	
Total AC/HA:	0.06876			Total SF/SM:	2995		Parcel LUC:	101	One Family		Prime NB Desc:	ARLINGTON								Total:	326,305		Spl Credit			Total:	326,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	2995.000	122,500		326,300	448,800		23478
							GIS Ref
							GIS Ref
Total Card	0.069	122,500		326,300	448,800	Entered Lot Size	
Total Parcel	0.069	122,500		326,300	448,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	478.46	/Parcel:	478.4	Land Unit Type:	Insp Date
							12/07/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	156,200	0	2,995.	326,300	482,500	482,500	Year End Roll	12/18/2019	PRINT	
2019	101	FV	120,800	0	2,995.	295,700	416,500	416,500	Year End Roll	1/3/2019		Date
2018	101	FV	120,800	0	2,995.	280,400	401,200	401,200	Year End Roll	12/20/2017	12/10/20	18:08:24
2017	101	FV	120,800	0	2,995.	244,700	365,500	365,500	Year End Roll	1/3/2017		
2016	101	FV	120,800	0	2,995.	209,000	329,800	329,800	Year End	1/4/2016	LAST REV	
2015	101	FV	95,500	0	2,995.	193,700	289,200	289,200	Year End Roll	12/11/2014	Date	Time
2014	101	FV	95,500	0	2,995.	160,600	256,100	256,100	Year End Roll	12/16/2013	07/29/20	09:34:52
2013	101	FV	95,500	0	2,995.	153,000	248,500	248,500		12/13/2012	app	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

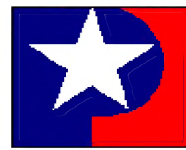
ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	MM	Mary M
12/7/2018	MEAS&NOTICE	CC	Chris C
3/31/2009	Meas/Inspect	189	PATRIOT
11/3/2000	Hearing N/C		
2/18/2000	Meas/Inspect	270	PATRIOT
8/9/1993		MF	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	23478
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Name
Mary M
Chris C
PATRIOT
PATRIOT

___/___/___

APPRaised:
USE VALUE:
ASSESSed:

448,800 /
448,800 /
448,800 /

448,800
448,800
448,800

